



York Crescent, BIRMINGHAM







## Property Description

York crescent is a two bedroom apartment located in the B34 area. This modern apartment is spacious throughout offering ample living space in each room. There is minimal work needed and it is ready to move straight into.

## Entrance Hallway

Double glazed window, storage cupboard, airing cupboard and laminate flooring.

## Lounge

17' 4" x 10' 5" ( 5.28m x 3.17m )

Double glazed window and patio doors out to Juliet style balcony and laminate flooring.

## Kitchen

9' 3" x 7' 3" ( 2.82m x 2.21m )

Double glazed window to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer, electric oven and hob, extractor hood, tiled to splash prone areas and floor and space and plumbing for a washing machine.



## Bedroom One

10' x 9' 8" ( 3.05m x 2.95m )

Double glazed window to rear elevation.

## Bedroom Two

9' 7" x 8' 3" ( 2.92m x 2.51m )

Double glazed window to front elevation.

## Bathroom

Low level flush WC, wash hand basin, bath with shower over, vinyl flooring and extractor fan.

## Outside

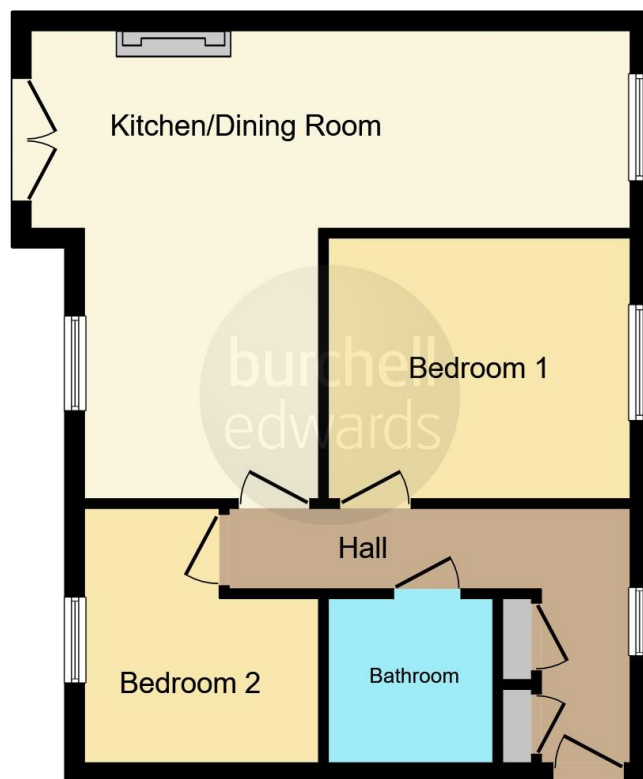
One allocated parking space.











This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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**EPC Rating: C**

Tenure: Leasehold

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This is a Leasehold property with details as follows; Term of Lease 155 years from 01 Nov 2004. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



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